



## **Arlington Zoning Board of Appeals**

**Date:** Tuesday, March 25, 2025  
**Time:** 7:30 PM  
**Location:** Conducted by Remote Participation  
**Additional Details:**

### **Agenda Items**

#### **Administrative Items**

1. **Conducted by Remote Participation**

You are invited to a Zoom meeting on Mar 25, 2025 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting: [https://town-arlington-ma-us.zoom.us/join/1MnZc6\\_KQVSjzjMvav0e-w](https://town-arlington-ma-us.zoom.us/join/1MnZc6_KQVSjzjMvav0e-w)

After registering, you will receive a confirmation email containing information about joining the meeting.

Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments may be provided by email to [ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us) at least 48 hours prior to the start of the meeting.

*\*Notice to the Public on meeting privacy\** In the interests of preventing abuse of video conferencing technology, all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will need to follow multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone using the dial-in information provided above.

2. **Member Vote: Meeting Minutes 03-11-2025**

3. **Member Vote: Docket #3802 296 Washington St -corrected date, page 2**

#### **Hearings**

4. **Docket #3835 28 Draper St (continued)**

Variance Application: <https://arlingtonma.portal.opengov.com/records/208296>

Special Permit App: <https://arlingtonma.portal.opengov.com/records/207646>

#### **Meeting Adjourn**



## **Town of Arlington, Massachusetts**

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### **Conducted by Remote Participation**

#### **Summary:**

You are invited to a Zoom meeting on Mar 25, 2025 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting: [https://town-arlington-ma-us.zoom.us/join/1MnZc6\\_KQVSjzjMvav0e-w](https://town-arlington-ma-us.zoom.us/join/1MnZc6_KQVSjzjMvav0e-w)

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## **Town of Arlington, Massachusetts**

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**Member Vote: Meeting Minutes 03-11-2025**



## **Town of Arlington, Massachusetts**

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**Member Vote: Docket #3802 296 Washington St -corrected date, page 2**





## Town of Arlington, Massachusetts

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### Docket #3835 28 Draper St (continued)

#### Summary:

Variance Application: <https://arlingtonma.portal.opengov.com/records/208296>

Special Permit App: <https://arlingtonma.portal.opengov.com/records/207646>

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	3835_28_Draper_St_Legal_Ad.pdf	3835 28 Draper St Legal Ad
Reference Material	3835_28_Draper_St_Application_SP-24-36.pdf	3835 28 Draper St Special Permit Application SP-24-36
Reference Material	#3835_28_Draper_Ave_Application_V-25-1.pdf	#3835 28 Draper Ave Variance Application V-25-1
Reference Material	3835_28_Draper_Avenue_abutter_list_and_map.pdf	3835 28 Draper Avenue abutter list and map
Reference Material	3835_28_Draper_Avenue_Plot_Plan.pdf	3835 28 Draper Avenue Plot Plan
Reference Material	3835_28_Draper_Avenue_Plans.pdf	3835 28 Draper Avenue Plans
Reference Material	3835_28_Draper_Ave_continuance_request_2-10-25.pdf	3835 28 Draper Ave continuance request 2-10-25
Reference Material	Neighbor_photo_Shaffer_02182025.pdf	Neighbor photo Shaffer 02182025
Reference Material	3835_28_Draper_St_continuance_request_3-10-25.pdf	3835 28 Draper St continuance request 3-10-25
Reference Material	3835_Draper_Avenue_Proposed_ADU_-_28_Thu_Mar_20_2025a.pdf	3835 Draper Avenue Proposed ADU -_28_Thu_Mar_20_2025a



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

## LEGAL NOTICE

DOCKET NO 3835

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Vipender Singh and Kelly Casey**, on December 18, 2024, a petition seeking to alter their property located at **28 Draper Ave - Block Plan 069.0-0002-0015.0** Said petition would require a **Special Permit** under **5.10.2** and a **Variance under 8.1.4D** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on February 11, 2025, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend. **For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair  
Zoning Board of Appeals



## SP-24-36

Special Use Permit  
Application (ZBA)

Status: Active

Submitted On: 12/18/2024

## Primary Location

28 DRAPER AVE  
Arlington, MA 02474


## Owner

SINGH VIPENDER &; CASEY  
KELLY  
28 DRAPER AVE ARLINGTON,  
MA 02474

## Applicant

 John Lodge  
 617-308-3037  
 john@johnlodgearchitects.com  
 56 Aberdeen Ave.  
Cambridge, MA 02138

## Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in  the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. \*\*\*Please LIST BYLAW(S)\*\*\*\*

- 8.1.3.D Adding an accessory dwelling unit
- 8.1.4.D Moving a non-conforming structure
- 8.1.6.A Decreasing, but not removing a setback non-conformity

**Explain why the requested use is essential or desirable to the public convenience or welfare.\***

We are requesting the the existing 2-story barn in the rear corner of the lot be relocated and attached to the rear of the house in order to create an ADU for an elderly family member. This relocation will be benficial to the neighborhood because it will eliminate a side yard setback non-conformity and will substantially reduce a rear yard setback non-conformity.

**Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\***

The requested renovation will create a single-person ADU. Initially, it will be used for an aging parent who does not drive. In the event that there is a new tenant, the lot currently has a driveway with room for off-street parking for two cars.

**Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\***

The requested renovation will create a single-person ADU with one bath and a small kitchenette.. The existing house currently has 2 1/2 baths, so the increase in water and sewer usage will be modest.

**Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\***

5.10.2.B  
8.1.3.D Creation of an Accessory Dwelling Unit

**Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\***

The proposed renovation will reuse the existing barn as an attached ADU. While it is currently located on the right side property line and roughly 1' away from the rear property line, in the new layout, the rear yard setback non-conformity will be significantly reduced and the side yard setback requirements will be met. As such, the existing site will create more diversity in the available pool of housing, retain its existing architectural character, and provide more usable open space without increasing the volume.

**Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\***

The requested renovation will combine the two existing buildings already on the lot and will reduce the overall footprint of these two buildings. The reconfigured building will be used as a residence with an ADU which is an appropriate use in this predominantly residential neighborhood.

## Dimensional and Parking Information

### Present Use/Occupancy \*

Residential single-family house

### Proposed Use/Occupancy \*

Residential single-family house with an ADU

### Existing Number of Dwelling Units\*

1

### Proposed Number of Dwelling Units\*

2

### Existing Gross Floor Area (Sq. Ft.)\*

2878

### Proposed Gross Floor Area (Sq. Ft.)\*

2820

### Existing Lot Size (Sq. Ft.)\*

5280

### Proposed Lot Size (Sq. Ft.)\* ?

5280

### Minimum Lot Size required by Zoning\*

6000

### Existing Frontage (ft.)\*

60

### Proposed Frontage (ft.)\*

60

### Minimum Frontage required by Zoning\*

60

### Existing Floor Area Ratio\*

0.545

### Proposed Floor Area Ratio\*

0.534

### Max. Floor Area Ratio required by Zoning\*

0.35

### Existing Lot Coverage (%)\*

33.9

Proposed Lot Coverage (%)\*

32.7

Max. Lot Coverage required by Zoning\*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)\*

5280

Proposed Lot Area per Dwelling Unit (Sq. Ft.)\*

2640

Minimum Lot Area per Dwelling Unit required by Zoning\*

6000

Existing Front Yard Depth (ft.)\*

14.3

Proposed Front Yard Depth (ft.)\*

14.3

Minimum Front Yard Depth required by Zoning\*

25

Existing SECOND Front Yard Depth (ft.)\* ?

0

Proposed SECOND Front Yard Depth (ft.)\* ?

0

Minimum SECOND Front Yard Depth required by Zoning\* ?

0

Existing Left Side Yard Depth (ft.)\* ?

13.27

Proposed Left Side Yard Depth (ft.)\* ?

13.27

Minimum Left Side Yard Depth required by Zoning\* ?

10

Existing Right Side Yard Depth (ft.)\* ?

0.156

Proposed Right Side Yard Depth (ft.)\* ?

10

Minimum Right Side Yard Depth required by Zoning\* ?

10

Existing Rear Yard Depth (ft.)\*

0.75

Proposed Rear Yard Depth (ft.)\*

11.8

Minimum Rear Yard Depth required by Zoning\*

17.6

Existing Height (stories)

2.5

Proposed Height (stories)\*

2.5

Maximum Height (stories) required by Zoning\*

2.5

Existing Height (ft.)\*

35

Proposed Height (ft.)\*

35

Maximum Height (ft.) required by Zoning\*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)\*

2525

Proposed Landscaped Open Space (Sq. Ft.)\*

2588

Existing Landscaped Open Space (% of GFA)\*

47.8

Proposed Landscaped Open Space (% of GFA)\*

49

Minimum Landscaped Open Space (% of GFA)  
required by Zoning\*

10

Existing Usable Open Space (Sq. Ft.)\*

1584

Proposed Usable Open Space (Sq. Ft.)\*

1042

Existing Usable Open Space (% of GFA)\* 

19.3

Proposed Usable Open Space (% of GFA)\* ?

20.2

Minimum Usable Open Space required by Zoning\*

15.84

Existing Number of Parking Spaces\*

2

Proposed Number of Parking Spaces\*

2

Minimum Number of Parking Spaces required by Zoning\*

2

Existing Parking area setbacks

15

Proposed Parking area setbacks \*

15

Minimum Parking Area Setbacks required by Zoning\*

25

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces\*

0

Minimum Number of Loading Spaces required by Zoning\*

0

Existing Slope of proposed roof(s) (in. per ft.)\*

11

Proposed Slope of proposed roof(s) (in. per ft.)\*

11

Minimum Slope of Proposed Roof(s) required by Zoning\*

3

Existing type of construction\*

wood frame

Proposed type of construction\*

wood frame



## Open Space Information

Existing Total Lot Area\*

5280

Proposed Total Lot Area\*

5280

Existing Open Space, Usable\*

1018

Proposed Open Space, Usable\*

1042

Existing Open Space, Landscaped\*

2525

Proposed Open Space, Landscaped\*

2588

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## Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

675

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

1025

1st Floor, Proposed Gross Floor Area

1379

2nd Floor, Existing Gross Floor Area

946

2nd Floor, Proposed Gross Floor Area

1211

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

230

Attic, Proposed Gross Floor Area

230

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,  
Existing Gross Floor Area

0

All weather habitable porches and balconies,  
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2876



Total Proposed Gross Floor Area

2820



## APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.\*



Applicant's Signature\*

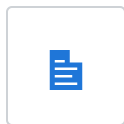


John E. Lodge

Dec 18, 2024

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## Attachments



### Supporting Documentation [worksheet and drawings]

REQUIRED

28 Draper Avenue - Zoning.pdf

Uploaded by John Lodge on Dec 18, 2024 at 4:48 PM



## V-25-1

Variance Permit  
Application (ZBA)

Status: Active  
Submitted On: 1/22/2025

## Primary Location

28 DRAPER AVE  
Arlington, MA 02474

## Owner

SINGH VIPENDER & CASEY  
KELLY  
28 DRAPER AVE ARLINGTON,  
MA 02474

## Applicant

 John Lodge  
 617-308-3037  
 john@johnlodgearchitects.com  
 56 Aberdeen Ave.  
Cambridge, MA 02138

## Variance Permit Criteria

**Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.\***

The shape of the lot is currently configured such that the existing barn, which the Historic Commission will not allow us to demolish, violates both the rear and side yard setbacks. Our goal is to create an ADU that will connect to the existing house.

**Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.\***

While the Historic Commission will not let us demolish the barn, they will let us attach it to the existing house. In this new layout, the rear of the barn will still violate the rear yard setback to a lesser extent. As such, a literal enforcement of the zoning bylaw, in combination with the Historic Commissions ruling, would not allow us to create the ADU.

**Describe how desirable relief may be granted without substantial detriment to the public good. \***

Desirable relief may be granted without substantial detriment to the public good because, while the mass and bulk of the house and the barn will remain the same on the lot, the proposed layout will be much more compact. It will relocate the barn much farther from the existing side and rear lot lines, giving the two abutters increased access to daylight and circulation.

**Describe how desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.\***

Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw because the proposed project will not increase the bulk or massing on the site.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

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## Dimensional and Parking Information

**Present Use/Occupancy \***

residential

**Proposed Use/Occupancy \***

residential

**Existing Number of Dwelling Units\***

1

**Proposed Number of Dwelling Units\***

2

**Existing Gross Floor Area (Sq. Ft.)\***

2878

**Proposed Gross Floor Area (Sq. Ft.)\***

2820

**Existing Lot Size (Sq. Ft.)\***

5280

**Proposed Lot Size (Sq. Ft.)\* ?**

5280

Minimum Lot Size required by Zoning\*

6000

Existing Frontage (ft.)\*

60

Proposed Frontage (ft.)\*

60

Minimum Frontage required by Zoning\*

60

Existing Floor Area Ratio\*

0.545

Proposed Floor Area Ratio\*

0.534

Max. Floor Area Ratio required by Zoning\*

0.35

Existing Lot Coverage (%)\*

33.9

Proposed Lot Coverage (%)\*

32.7

Max. Lot Coverage required by Zoning\*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)\*

5280

Proposed Lot Area per Dwelling Unit (Sq. Ft.)\*

2640

Minimum Lot Area per Dwelling Unit required by  
Zoning\*

6000

Existing Front Yard Depth (ft.)\*

14

Proposed Front Yard Depth (ft.)\*

14.3

Minimum Front Yard Depth required by Zoning\*

25

Existing Left Side Yard Depth (ft.)\*

15.3

Proposed Left Side Yard Depth (ft.)\*

15.3

Minimum Left Side Yard Depth required by Zoning\*

10

Existing Right Side Yard Depth (ft.)\*

0.16

Proposed Right Side Yard Depth (ft.)\*

10

Minimum Right Side Yard Depth required by Zoning\*

10

Existing Rear Yard Depth (ft.)\*

0.75

Proposed Rear Yard Depth (ft.)\*

11.8

Minimum Rear Yard Depth required by Zoning\*

17.6

Existing Height (stories)

2.5

Proposed Height (stories)\*

2.5

Maximum Height (stories) required by Zoning\*

2.5

Existing Height (ft.)\*

31.6

Proposed Height (ft.)\*

31.6

Maximum Height (ft.) required by Zoning\*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)\*

2525

Proposed Landscaped Open Space (Sq. Ft.)\*

2588

Existing Landscaped Open Space (% of GFA)\*

47.8

Proposed Landscaped Open Space (% of GFA)\*

49

Minimum Landscaped Open Space (% of GFA)  
required by Zoning\*

8

Existing Usable Open Space (Sq. Ft.)\*

1018

Proposed Usable Open Space (Sq. Ft.)\*

1042

Existing Usable Open Space (% of GFA)\*

19.3

Proposed Usable Open Space (% of GFA)\*

20.2

Minimum Usable Open Space required by Zoning\*

1584

Existing Number of Parking Spaces\*

2

Proposed Number of Parking Spaces\*

2

Minimum Number of Parking Spaces required by  
Zoning\*

1

Existing Parking area setbacks

20

Proposed Parking area setbacks \*

20

Minimum Parking Area Setbacks required by  
Zoning\*

20

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces\*

0

Minimum Number of Loading Spaces required by  
Zoning\*

0

Existing Slope of proposed roof(s) (in. per ft.)\*

10.5



Proposed Slope of proposed roof(s) (in. per ft.)\*  
10.5

Minimum Slope of Proposed Roof(s) required by  
Zoning\*  
3

Existing type of construction\*  
wood frame

Proposed type of construction\*  
wood frame

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## Open Space Information

Existing Total Lot Area\*  
5280

Proposed Total Lot Area\*  
5280

Existing Open Space, Usable\*  
1018

Proposed Open Space, Usable\*  
1042

Existing Open Space, Landscaped\*  
2525

Proposed Open Space, Landscaped\*  
2588

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## Gross Floor Area Information

Accessory Building, Existing Gross Floor Area  
675

Accessory Building, Proposed Gross Floor Area  
0

Basement or Cellar, Existing Gross Floor Area   
0

Basement or Cellar, Proposed Gross Floor Area  
0

1st Floor, Existing Gross Floor Area  
1027

1st Floor, Proposed Gross Floor Area  
1379

2nd Floor, Existing Gross Floor Area

946

2nd Floor, Proposed Gross Floor Area

1211

3rd Floor, Existing Gross Floor Area

230

3rd Floor, Proposed Gross Floor Area

230

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,  
Existing Gross Floor Area

0

All weather habitable porches and balconies,  
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2878



Total Proposed Gross Floor Area

2820



## APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.\*



Applicant's Signature\*

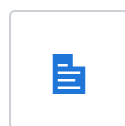


John E. Lodge

Jan 22, 2025

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## Attachments



### Supporting Documentation [worksheet and drawings]

REQUIRED

28 Draper Avenue - Zoning.pdf

Uploaded by John Lodge on Jan 22, 2025 at 10:36 AM



# CERTIFIED ABUTTERS LIST

Date: December 19, 2024

Subject Property Location: 28 DRAPER AVE Arlington, MA

Subject Parcel ID: 69-2-15

Search Distance: 300 Feet

Parcel ID	Property Address	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip
69-5-2	8 MYSTIC BANK	SABBIA LORNA R		8 MYSTIC BANK	ARLINGTON	MA	02474
69.A-3-35.1	35 DRAPER AVE UNIT 1	TARQUINIO PAUL DYER &	ELAINE DYER	35 DRAPER AVE UNIT 1	ARLINGTON	MA	02474
69.A-3-35.2	35 DRAPER AVE UNIT 2	TARQUINIO LUCI		35 DRAPER AVE #2	ARLINGTON	MA	02474
69-1-4	10 FAIRVIEW AVE	TRAVASSOS LUIS & ANA/ TRS	LUIS TRAVASSOS REVOCABLE TRUST	10 FAIRVIEW AVE	ARLINGTON	MA	02474
69-1-5	14 FAIRVIEW AVE	CRANE JOSEPH P JR	CRANE PATRICIA B	14 FAIRVIEW AVE	ARLINGTON	MA	02474
69-1-6	18 FAIRVIEW AVE	GREEN PAUL J	GOLDMAN AVIVAH	18 FAIRVIEW AVE	ARLINGTON	MA	02474
69-1-8	30 FAIRVIEW AVE	KALOUSTIAN DAVID J--ETAL	KALOUSTIAN MELISSA A	30 FAIRVIEW AVE	ARLINGTON	MA	02474
69-1-9	34 FAIRVIEW AVE	HAMEL WEINSTOCK SONIA--ETAL	HAMEL JEAN-FRANCOIS PIERRE	34 FAIRVIEW AVE	ARLINGTON	MA	02474
69-1-10	38 FAIRVIEW AVE	ADAMS PAUL M--ETAL	NICHOLAS MARJORIE L	38 FAIRVIEW AVE	ARLINGTON	MA	02474
69-1-11	42 FAIRVIEW AVE	DOWNIE DOUGLAS J & JACQUELINE	TRS/ DOUGLAS J DOWNIE TRUST	42 FAIRVIEW AVE	ARLINGTON	MA	02474
69-1-13	50 FAIRVIEW AVE	CHUNIAS JENNIFER L/ TRUSTEE	JENNIFER L CHUNIAS 2023 TRUST	50 FAIRVIEW AVE	ARLINGTON	MA	02474
69-2-2	7 FAIRVIEW AVE	ONOFRIO RICHARD &	BARTEK HEATHER	7 FAIRVIEW AVE	ARLINGTON	MA	02474
69-2-3	11 FAIRVIEW AVE	REYNISSON MIMIR &	AGATSTEIN SHARI	11 FAIRVIEW AVE	ARLINGTON	MA	02474
69-2-4	0-LOT FAIRVIEW AVE	LAWRENCE NATHANIEL	FEDORCHAK ALEXIS	21 FAIRVIEW AVE	ARLINGTON	MA	02474
69-2-5	21 FAIRVIEW AVE	LAWRENCE NATHANIEL	FEDORCHAK ALEXIS	21 FAIRVIEW AVE	ARLINGTON	MA	02474
69-2-6	25 FAIRVIEW AVE	WALSH ERIN E	DOHERTY SHAWNA M	25 FAIRVIEW AVE	ARLINGTON	MA	02474
69-2-7	29 FAIRVIEW AVE	SHAFFER ROBERT/EDDA	TRS/ R&E SHAFFER TRUST	29 FAIRVIEW AVE	ARLINGTON	MA	02474
69-2-8	33 FAIRVIEW AVE	BULKOVSHTEYN TANYA	THURSTON ROBERT C	33 FAIRVIEW AVE	ARLINGTON	MA	02474
69-2-9	39 FAIRVIEW AVE	ROSSMAN GABRIEL & SETAREH		39 FAIRVIEW AVE	ARLINGTON	MA	02474
69-2-10	45 FAIRVIEW AVE	TRVALIK BRUCE G & MARY B		45 FAIRVIEW AVE	ARLINGTON	MA	02474
69-2-11	42 DRAPER AVE	PIERCE JUDSON L/LAURA		42 DRAPER AVE	ARLINGTON	MA	02474
69-2-12	0-LOT DRAPER AVE	VAISHNAW AKSHAY K & ALISON C		36 DRAPER AVE	ARLINGTON	MA	02474
69-2-13	36 DRAPER AVE	VAISHNAW AKSHAY K & ALISON C		36 DRAPER AVE	ARLINGTON	MA	02474
69-2-14	32 DRAPER AVE	KINGSTON ROBERT E--ETAL	FEINBAUM RHONDA L	32 DRAPER AVE	ARLINGTON	MA	02474
<b>69-2-15</b>	<b>28 DRAPER AVE</b>	<b>SINGH VIPENDER &amp;</b>	<b>CASEY KELLY</b>	<b>28 DRAPER AVE</b>	<b>ARLINGTON</b>	<b>MA</b>	<b>02474</b>
69-2-16	24 DRAPER AVE	CULVERHOUSE LYNETTE A		24 DRAPER AVE	ARLINGTON	MA	02474
69-2-17	20 DRAPER AVE	BOBROW ROBERT J--ETAL	SUSAN E CHASE	20 DRAPER AVE	ARLINGTON	MA	02474
69-2-18	16 DRAPER AVE	COCHRANE EMILY LOUISE &	DUNN ANDREW RICHARD	16 DRAPER AVE	ARLINGTON	MA	02474
69-2-19	12 DRAPER AVE	BRUSH HENRY T & LISA M		12 DRAPER AVE	ARLINGTON	MA	02474
69-2-21.A	259 MYSTIC ST	WONG S DEVELOPMENT LLC		112 BOLTON RD	HARVARD	MA	01451
69-3-2	11 DRAPER AVE	WOLF RICHARD K & KATHERINE F/ TRS	11 DRAPER AVENUE REALTY TRUST 24 of 50	11 DRAPER AVE	ARLINGTON	MA	02474



**CERTIFIED ABUTTERS LIST****Date: December 19, 2024****Subject Property Location: 28 DRAPER AVE Arlington, MA****Subject Parcel ID: 69-2-15****Search Distance: 300 Feet**

Parcel ID	Property Address	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip
69-3-3	15 DRAPER AVE	WHITE BENJAMIN &	WHITE PATRICIA BOLAND	15 DRAPER AVE	ARLINGTON	MA	02474
69-3-4	17 DRAPER AVE	STANLEY DAVID F	STANLEY PATRICIA A	17 DRAPER AVE	ARLINGTON	MA	02474
69-3-5	23 DRAPER AVE	VITTERS DONALD C & BARBARA		23 DRAPER AVE	ARLINGTON	MA	02474
69-3-6	25 DRAPER AVE	VAISHNAW AKSHAY & ALISON C		36 DRAPER AVE	ARLINGTON	MA	02474
69-3-7	29 DRAPER AVE	SHEA JOSEPH F & EMILY G		29 DRAPER AVE	ARLINGTON	MA	02474
69-3-8	31 DRAPER AVE	DRAKE RICHARD W & DIANA F		31 DRAPER AVE	ARLINGTON	MA	02474
69-3-10	43 DRAPER AVE	WRIGHT CURTIS &	WRIGHT LISA WATRAS	43 DRAPER AVE	ARLINGTON	MA	02474
69-3-11	45 DRAPER AVE	MYERS JEFFREY O	BOWMAN MONIKKA L	134 REED ST	CAMBRIDGE	MA	02140
69-3-12	47 DRAPER AVE	GALLO MICHAEL V ETAL/ TRS	GALLO REALTY TRUST	47 DRAPER AVE	ARLINGTON	MA	02474
69-3-14	48 DAVIS AVE	HOLLEY JOHN C & LUCY		48 DAVIS AVE	ARLINGTON	MA	02474
69-3-15	44 DAVIS AVE	MILLS KATHERINE &	MILLS WILLIAM L JR	44 DAVIS AVE	ARLINGTON	MA	02474
69-3-16	40 DAVIS AVE	VYTINIOTIS ANTONIOS	YIGIT SEZIN	40 DAVIS AVE	ARLINGTON	MA	02474
69-3-17	36 DAVIS AVE	LAQUET BERTRAND	LAQUET CYNTIA CARBONE	36 DAVIS AVE	ARLINGTON	MA	02474
69-3-18	32 DAVIS AVE	NASER JOSEPH S--ETAL	NASER ELLEN LOUISE	32 DAVIS AVE	ARLINGTON	MA	02474
69-3-19	28 DAVIS AVE	WHITE TIMOTHY B & QUINN T/ TRS	WHITE FAMILY REVOCABLE TRUST	28 DAVIS AVE	ARLINGTON	MA	02474
69-3-20	24 DAVIS AVE	ZACCARDI MARION L	LIFE ESTATE	24 DAVIS AVE	ARLINGTON	MA	02474
69-3-22	10 DAVIS AVE	UPTON DAVID C & JEAN S	SICURELLA-UPTON JEAN M	10 DAVIS AVE	ARLINGTON	MA	02474
69-3-23	4 DAVIS AVE	HAGMAN WAYNE H		4 DAVIS AVE	ARLINGTON	MA	02474
69-4-4	15 DAVIS AVE	GHARAKHANIAN SHAHIN/TRUSTEE	GHARAKHANIAN REALTY TRUST	15 DAVIS AVE	ARLINGTON	MA	02474
69-4-5.A	17 DAVIS AVE	VOLK LAWRENCE C &	HOFFMAN HEIDI L	17 DAVIS AVE	ARLINGTON	MA	02474
69-4-6	23 DAVIS AVE	AUDET MATTHEW R & JANICE L		23 DAVIS AVE	ARLINGTON	MA	02474
69-4-7	27 DAVIS AVE	PADILLA CARMEN & FERNANDO		27 DAVIS AVE	ARLINGTON	MA	02474
69-4-8	31 DAVIS AVE	BOLICK LOUISA C / TRUSTEE	LOUISA C BOLICK 2020 TRUST	31 DAVIS AVE	ARLINGTON	MA	02474
69-4-9	35 DAVIS AVE	FLAHERTY THOMAS P & ALBA R/	LIFE ESTATE	35 DAVIS AVE	ARLINGTON	MA	02474
69-4-10	39 DAVIS AVE	SEBELSHAVIT TAL T& RACHEL		39 DAVIS AVE	ARLINGTON	MA	02474
69-5-1	4 MYSTIC BANK	SANDERS KATHY/SALERNO MELINA	TRS/THE SANDERNO TRUST	4 MYSTIC BANK	ARLINGTON	MA	02474
69.A-1-1	16 DAVIS AVE UNIT 1	KARAGIANES SEAN R	GUTHRIE EMILY D	18 DAVIS AVE	ARLINGTON	MA	02474
69.A-1-2	16 DAVIS AVE UNIT 2	FAHEY ANN		16 DAVIS AVE	ARLINGTON	MA	02474
71-2-4	11 BEVERLY RD	MOY KEN MIN / TRUSTEE	KEN MIN MOY REVOCABLE TRUST	1200 ELM ST UNIT 308	MANCHESTER	NH	03101
71-2-5	15 BEVERLY RD	WU KUN-TA	CHIU MIN-WAN	113 ADAMS ST	WESTBOROUGH	MA	01581
71-2-6	19 BEVERLY RD	TAWFIK JONATHAN ATEF	TAWFIK MONICA IBRAHIM	25 of 150 19 BEVERLY RD	ARLINGTON	MA	02474



**CERTIFIED ABUTTERS LIST**

**Date: December 19, 2024**

**Subject Property Location: 28 DRAPER AVE Arlington, MA**

**Subject Parcel ID: 69-2-15**

**Search Distance: 300 Feet**

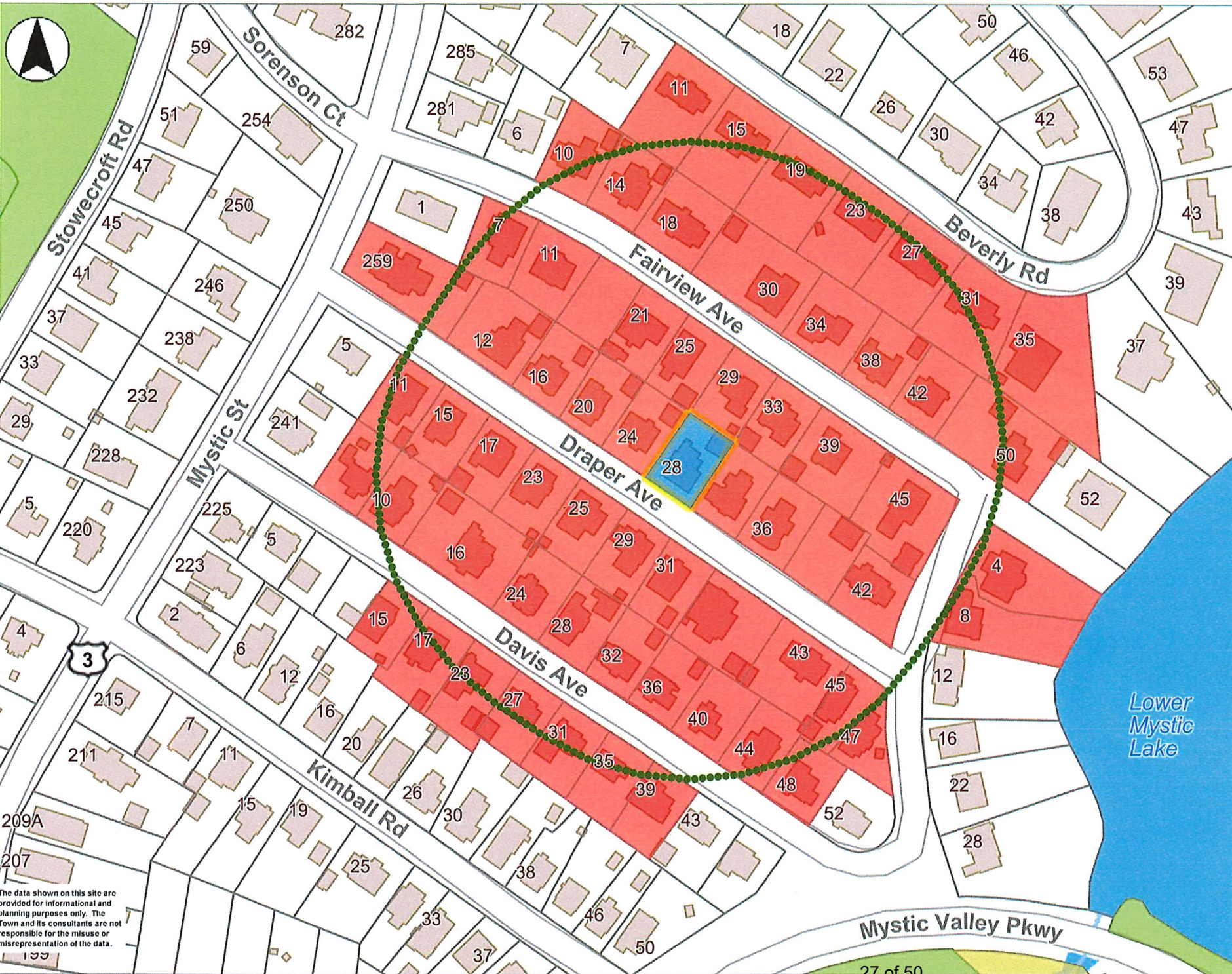
Parcel ID	Property Address	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip
71-2-7	23 BEVERLY RD	IYER GANESH &	IYER USHA	23 BEVERLY RD	ARLINGTON	MA	02474
71-2-8	27 BEVERLY RD	LORDAN JOHN/MARGARET		27 BEVERLY RD	ARLINGTON	MA	02474
71-2-9	31 BEVERLY RD	SIMONEAU MARIA R		14 MARION AVE	NORWOOD	MA	02062
71-2-10	35 BEVERLY RD	SCHNELLDORFER THOMAS	CHU MAYLENE	35 BEVERLY Rd	ARLINGTON	MA	02474

The Board of Assessors certifies the names and address of requested parties in interest, all abutters to subject parcel within 300 feet.



**Town of Arlington**  
**Office of the Board of Assessors**  
**730 Massachusetts Ave**  
**Arlington, MA 02476**  
**phone: 781.316.3050**  
**email: assessors@town.arlington.ma.us**





- Places by Category
- Police Station
  - School
  - Library
  - Public Works
- Recreation - Facilities
- Recreation - Fields Cc
  - Recreation - Fields Cc
- Open Space: Conserv
- Open Space - Minuter
  - Open Space - Labels
- Open Space
- Town, State, or
  - Other Town Ow
- MA Highways
- Interstate
  - US Highway
  - Numbered Rout
- Abutting Towns
- Town Boundary
- Parcels
- Buildings
- Cemetery - Roads
- Road1
  - Road2
  - Road3
  - Road4
- Pavement Markings
- Impervious Surface - I
- Street
  - Sidewalk
  - Street Island
  - Driveway
  - Parking Lot
  - Bike Path
- Roads - For Large Sci
- Roads - For Small Sci
- Major Road
  - Local Road
- Master Plan Base Map
- Water Line
- Water Body

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



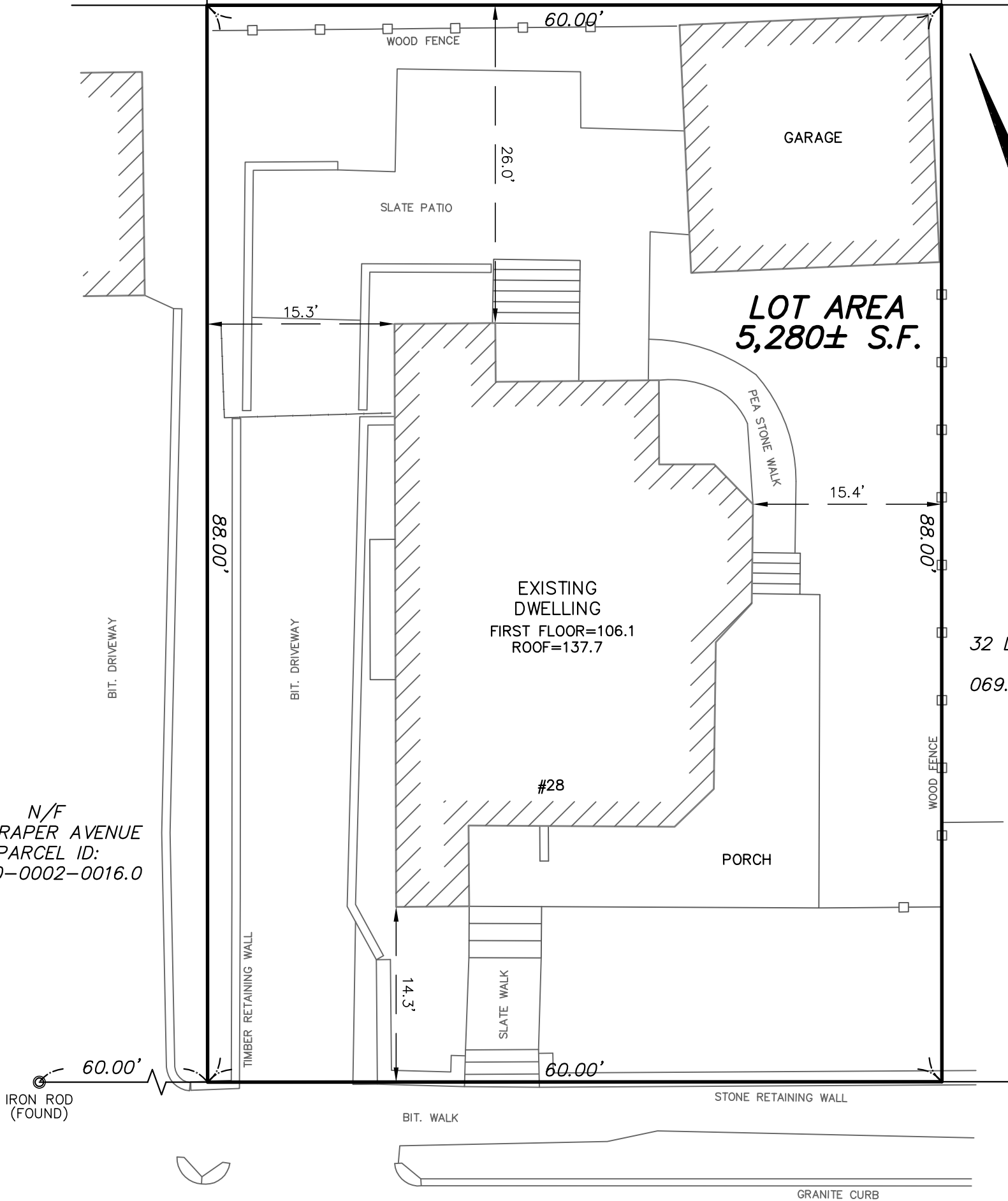
N/F  
25 FAIRVIEW AVENUE  
PARCEL ID:  
069.0-0002-0006.0

N/F  
29 FAIRVIEW AVENUE  
PARCEL ID:  
069.0-0002-0007.0

N/F  
33 FAIRVIEW AVENUE  
PARCEL ID:  
069.0-0002-0008.0

N/F  
24 DRAPER AVENUE  
PARCEL ID:  
069.0-0002-0016.0

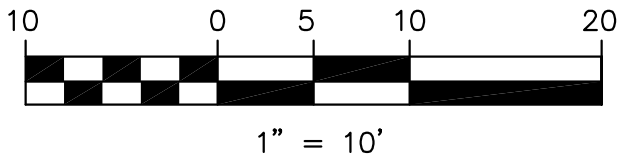
N/F  
32 DRAPER AVENUE  
PARCEL ID:  
069.0-0002-0014.0



## DRAPER AVENUE

(PUBLIC - 40' WIDE)

### GRAPHIC SCALE



#### ZONING SETBACKS: RES.-A

#### RECORD OWNER:

VIPENDER SINGH & KELLY CASEY  
BOOK 68596, PAGE 573

#### PLAN REFERENCE:

LOT 39 ON PLAN BOOK 64, PLAN 1

I HEREBY CERTIFY THAT THIS PLAN IS BASED  
ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE  
GROUND IN NOVEMBER 2024 AND THE STRUCTURES  
DEPICTED HEREON ARE LOCATED AS SHOWN.



**PLOT PLAN**  
**28 DRAPER AVENUE**  
**ARLINGTON, MASSACHUSETTS**  
**PARCEL ID: 069.0-0002-0015.0**

11-24-24  
DATE

Scott M. Cerrato  
SIGNATURE

SCOTT CERRATO, PLS  
51 WAREHAM STREET  
MEDFORD, MA. 02155  
28 of 50

NOVEMBER 24, 2024  
PHONE: (781) 775-3724  
www.cerrato-survey.com



# Proposed Relocation of Existing Barn at 28 Draper Ave.

- Z-0 Zoning Worksheet, Plot Plan
- Z-1 Zoning Site Plan / 1st Floor Plan
- Z-2 Zoning 2nd Floor Plan
- Z-3 Zoning Attic Plan
- Z-4 Zoning Elevations - Front
- Z-5 Zoning Elevations - Left
- Z-6 Zoning Elevations - Rear
- Z-7 Zoning Elevations - Right



Existing Street Facade



Existing Left Facade



Existing Barn Entry Facade



Existing Rear Facade

**John Lodge Architects**  
56 Aberdeen Ave. Cambridge, MA 02138  
T: 617.308.3037  
E: john@johnlodgearchitects.com

Project No.: 2405.01  
Date: 24-12-15  
Scale:

## Revisions

No.	Date
1	
2	
3	
4	
5	
6	

**28 Draper Ave.**  
**Arlington, MA**



Zoning Worksheet			
District	R1		
	Required	Actual	Proposed
1st Floor SF		1027 / 400 SF = 1427 SF	1379 SF
2nd Floor SF		946 / 275 SF = 1221SF	1211 SF
3rd Floor SF		230 SF	230 SF (No Change)
Total		2878 SF (Including Barn)	2820 SF
Min. Lot Size	6000 S.F.	5280 SF	
Min. Lot Frontage	60 Ft.	60 Ft.	No Change
Min. Front Yard	25 Ft.	14.3 Ft.	No Change
Min. Side Yard	10 Ft. / (6 Ft. Access. Bldg.)	15.3 Ft. / 15.4 Ft. / .16 Ft.	15.3 Ft. / 15.4'
Min. Rear Yd.	17.6 Ft. / (6 Ft. Access. Bldg.)	26 Ft. / .75 Ft.	11.8 Ft.
Max. Hgt.	35 Ft. / 2.5 Stories	31.6 Ft.	No Change
Landscaped Open Space	10% (528 S.F.)	47.8 % (2,525 S.F.)	49.0 % (2,588 S.F.)
Usable Open Space	30% (1,584 S.F.)	19.3 % (1,018 S.F.)	20.2% (1,042 S.F.)
Max. Lot Coverage	35% (1,848 S.F.)	33.9% (1,789 S.F.)	32.7% (1,725 S.F.)
8.1.3.D	Accessory Dwelling Unit		
8.1.4.D	Moving Non-Conforming Structure		
8.1.6.A	Rear Yard Setback		

28 Draper Ave.  
Arlington, MA

Z-0

Project No.: 2405.01  
Date: 24-11-06  
Scale: 1/8" = 1'-0"

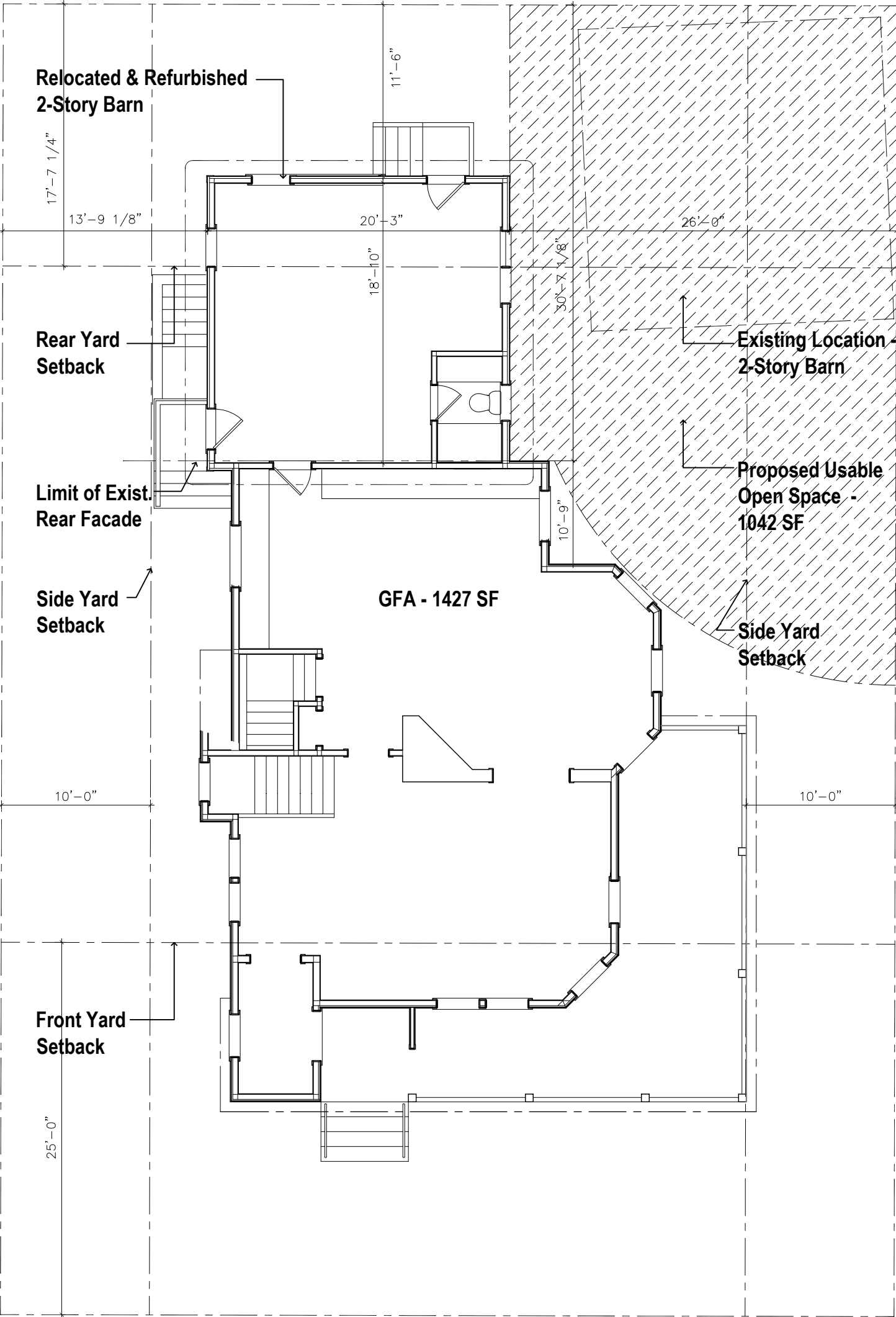
Revisions

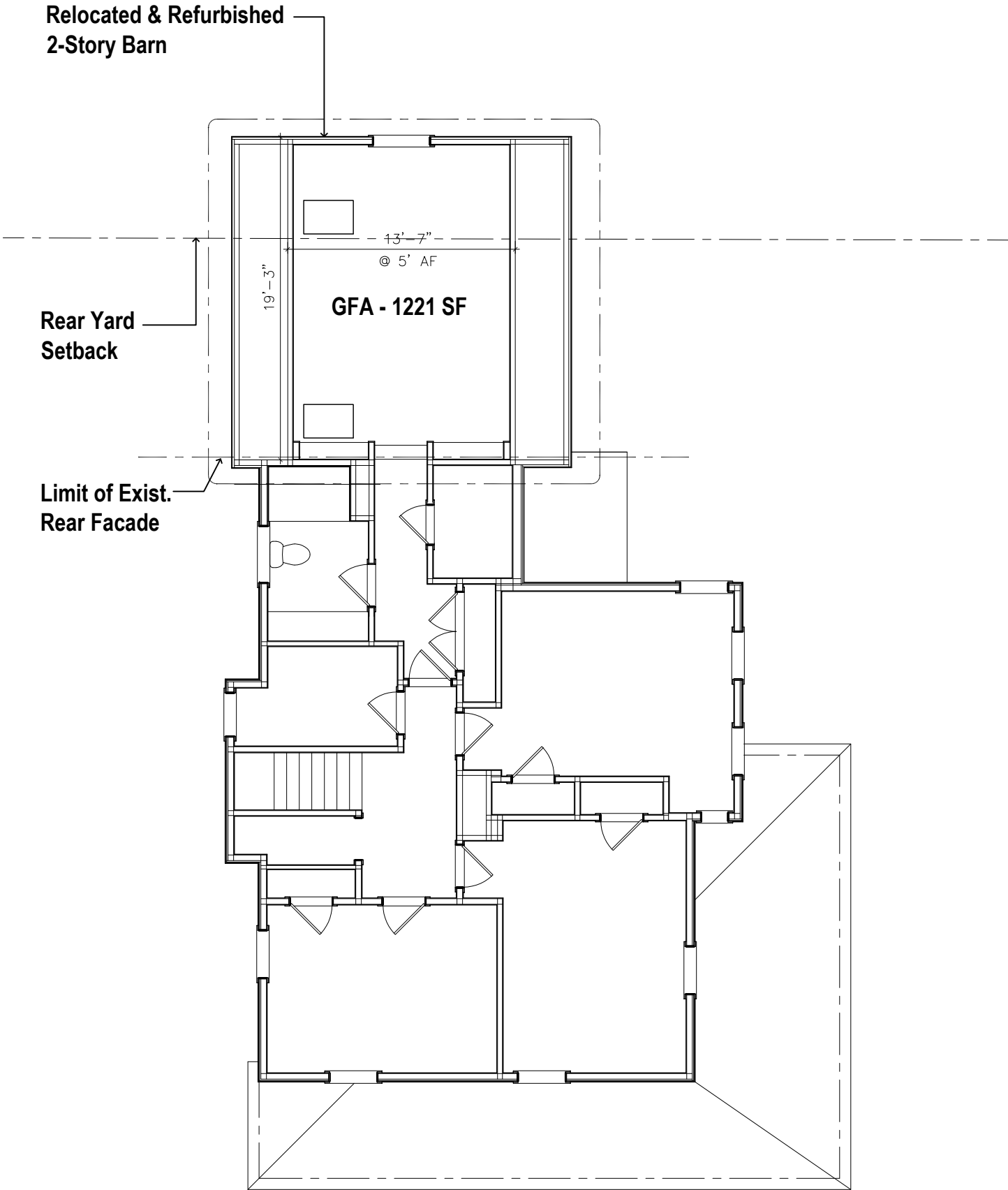
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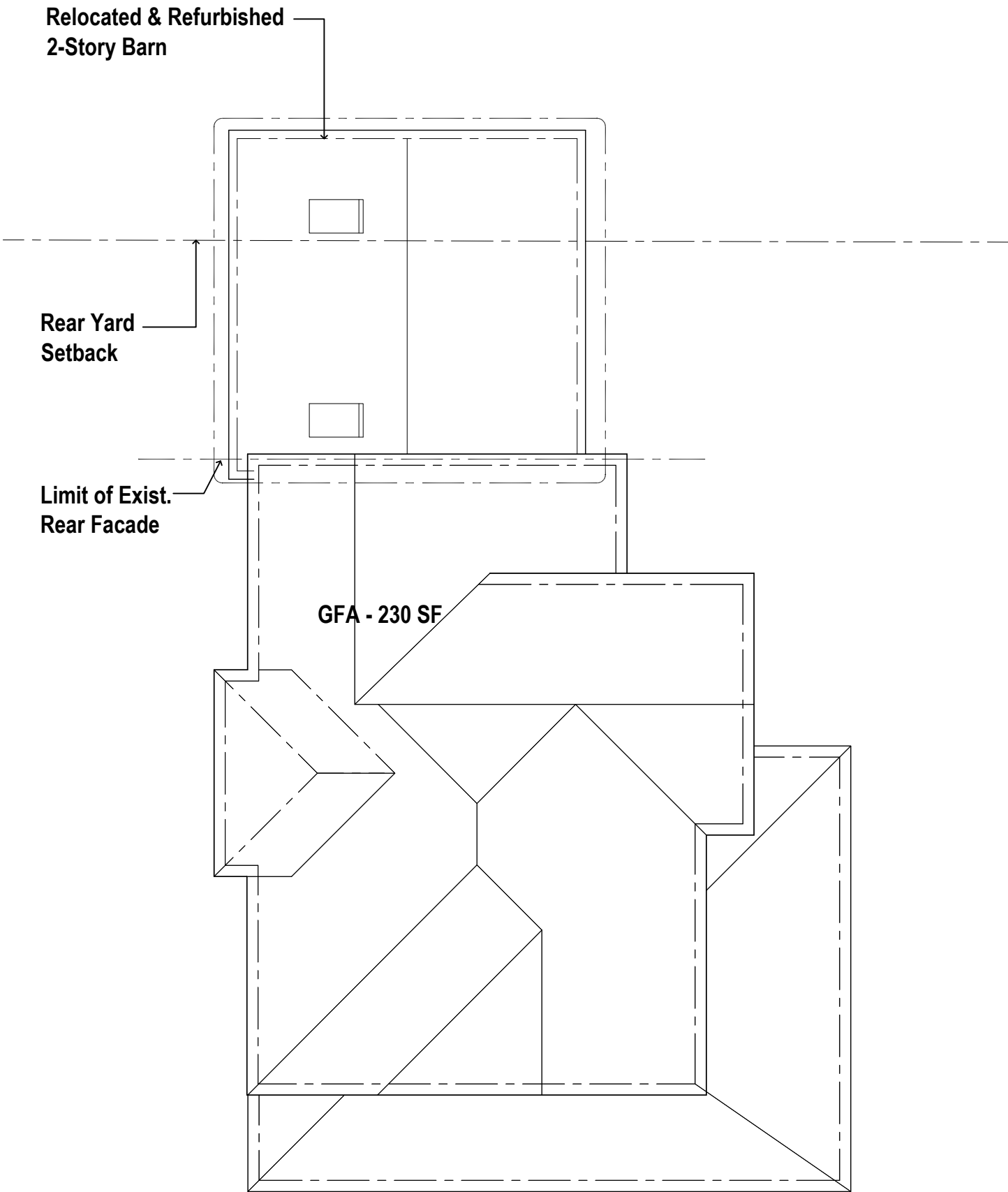
John Lodge Architects

56 Aberdeen Ave.  
T: 617.308.3037  
E: [info@johnlodgearchitects.com](mailto:info@johnlodgearchitects.com)

Zoning Worksheet







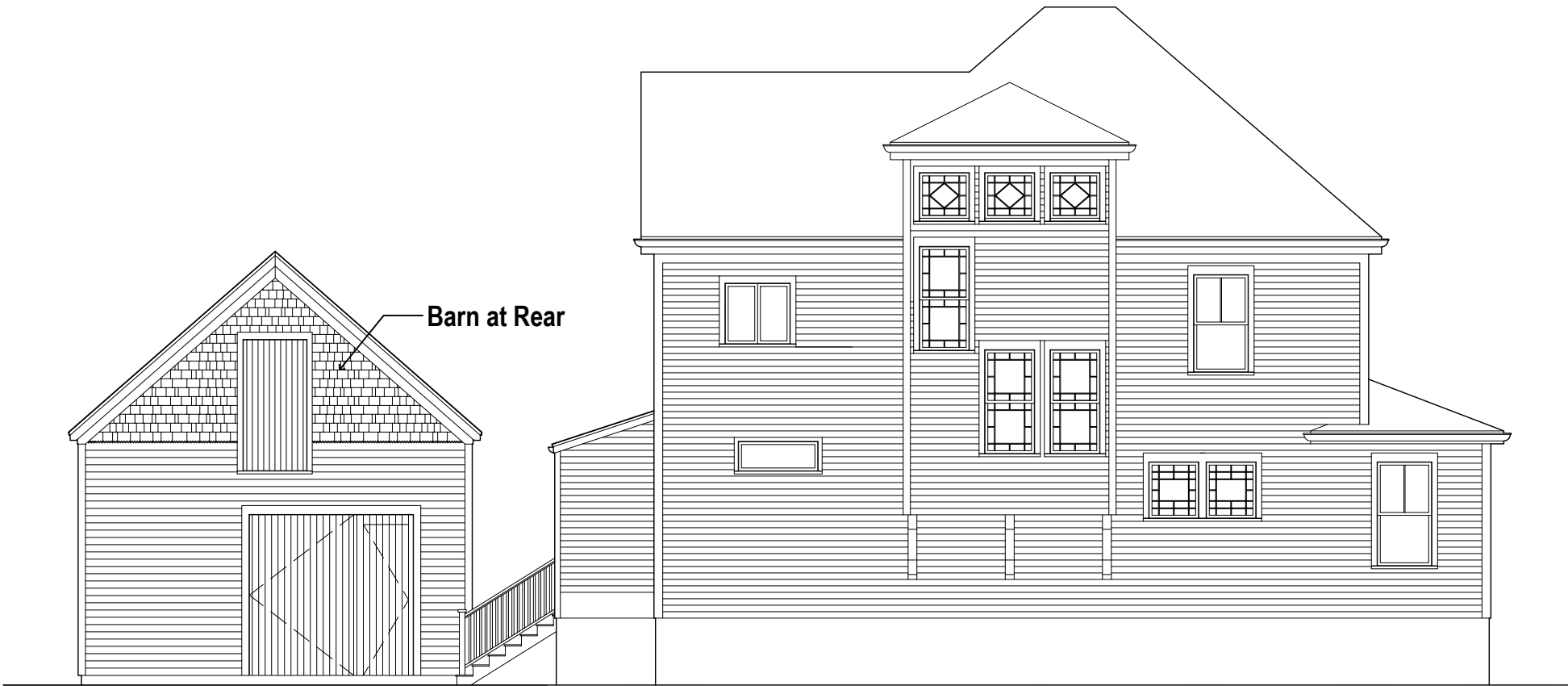
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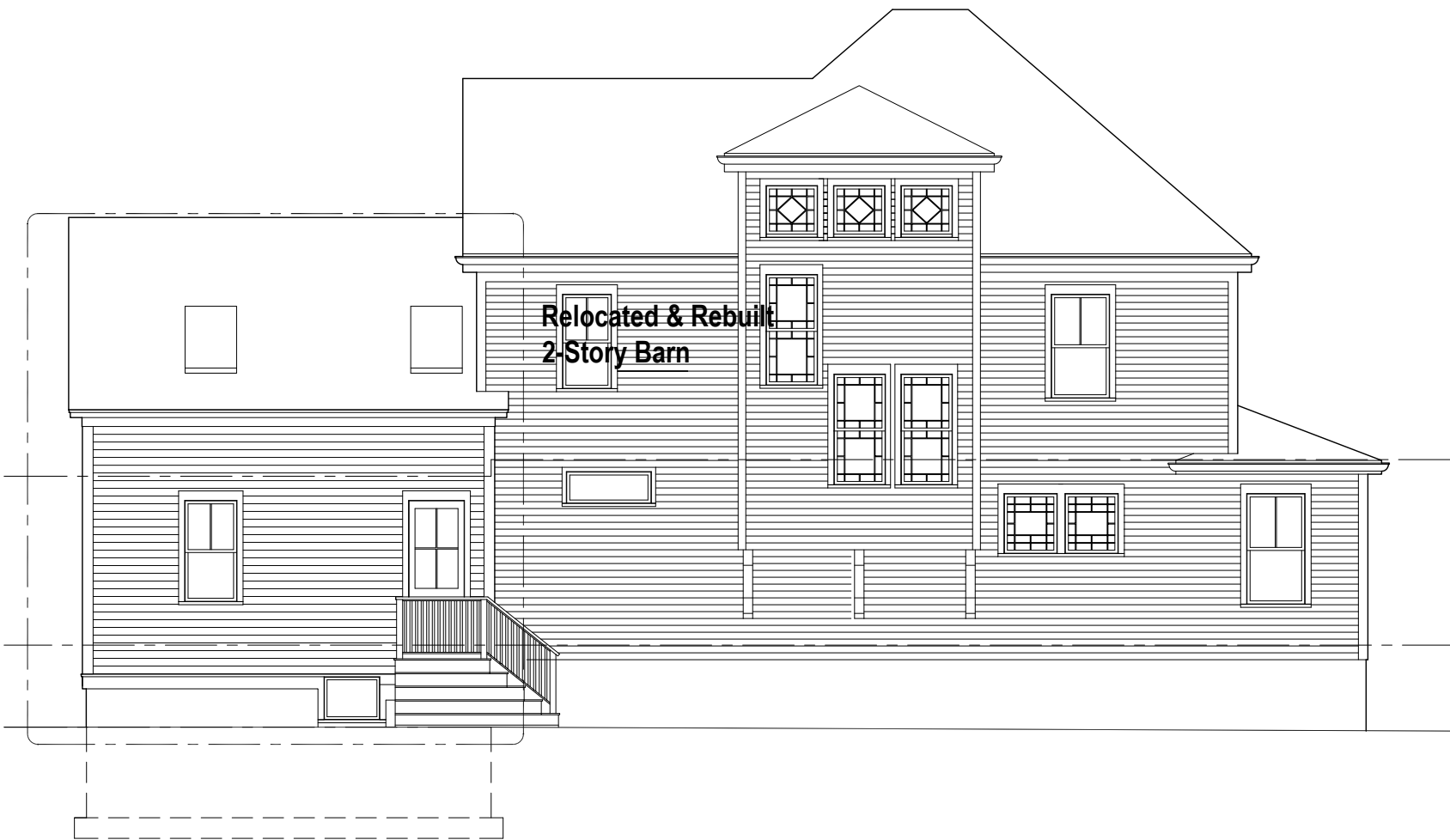
Existing Front Elevation



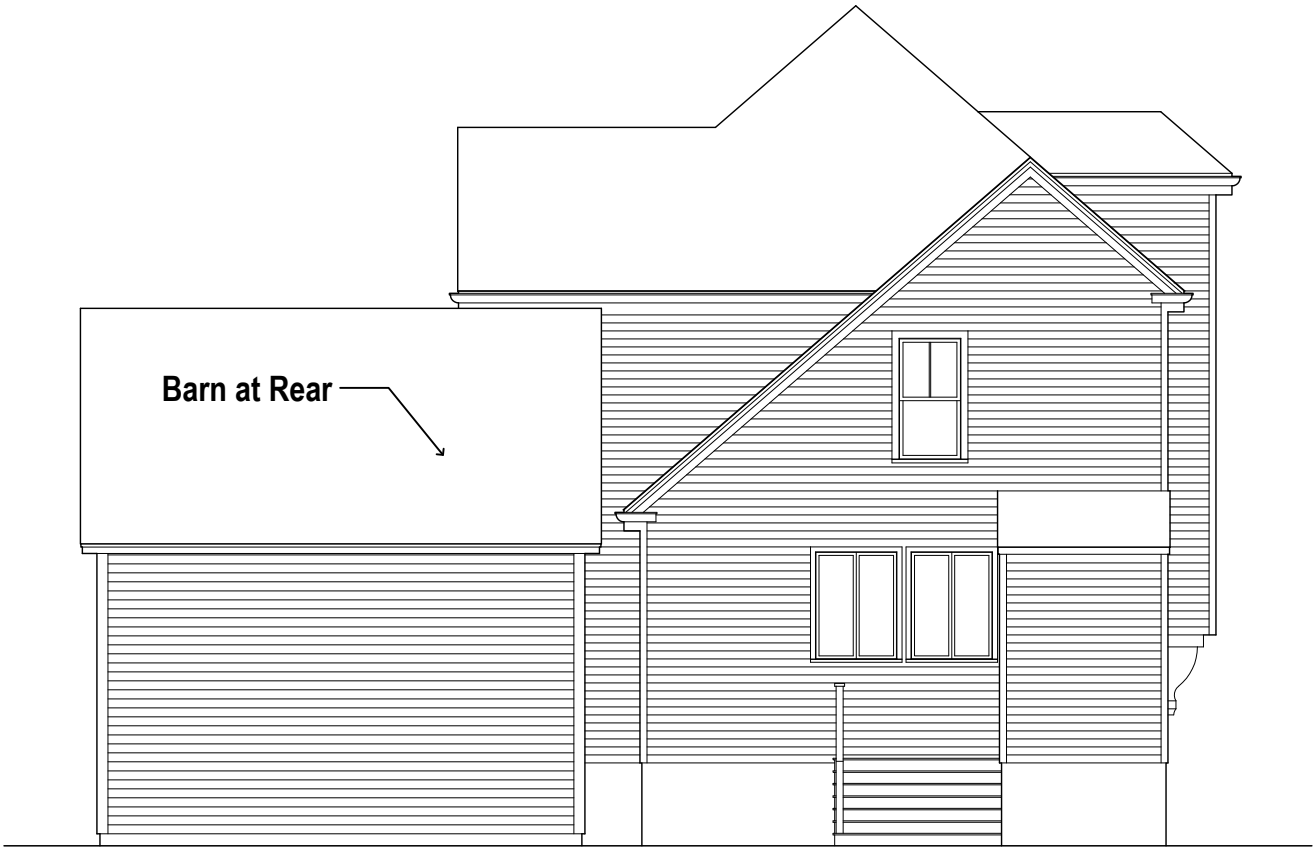
Proposed Front Elevation



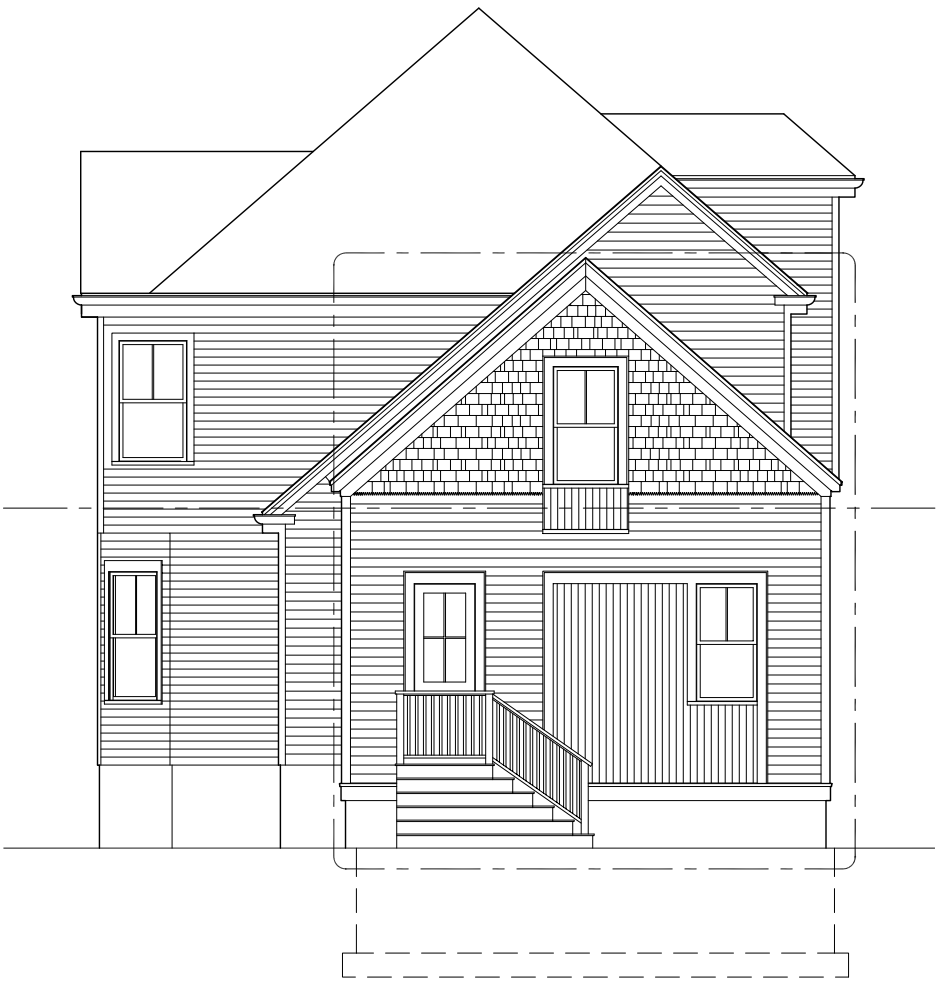
Existing Left Elevation



Proposed Left Elevation

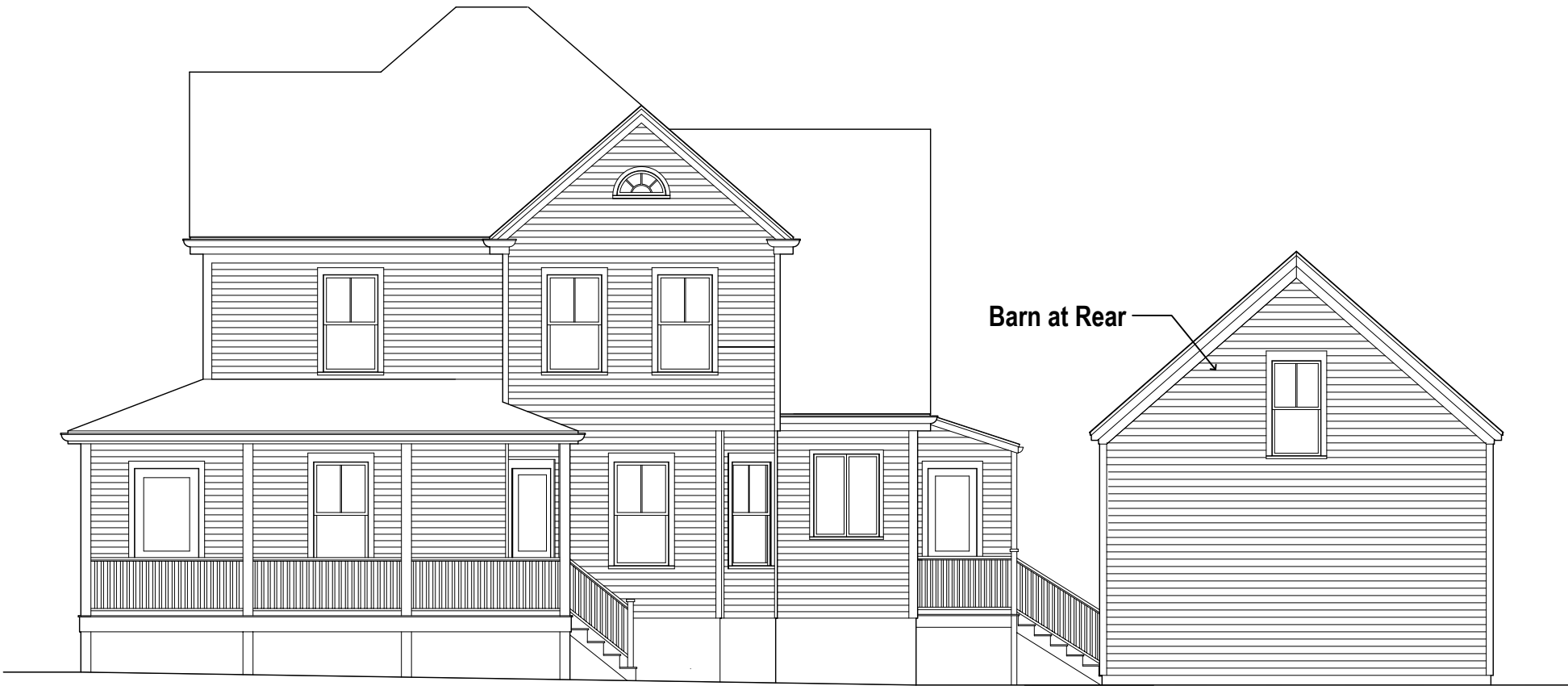


Existing Rear Elevation



Proposed Rear Elevation





Existing Right Elevation



Proposed Right Elevation

---

Message received about 28 DRAPER AVE

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From Town of Arlington, MA <noreply@opengov.com>

Date Mon 2/10/2025 1:34 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



## Town of Arlington, MA

John Lodge commented on Create Docket Number:

**Message:** "Hi Colleen, I'm very sorry to ask at the last minute, but can we be re-scheduled to the next meeting? I have a family emergency I have to take care of tomorrow. All the best, John"

**Where:** 28 DRAPER AVE

**Type:** Special Use Permit Application (ZBA)

**Number:** SP-24-36

[View Details](#)



Powered by OpenGov









**John Lodge**

Mar 10, 2025 at 11:01 am

Dear Colleen,

I spoke with Michael Ciampa this morning about our project and based on our discussion, I think we should postpone our appearance before the BZA.

All the best,

John

41 of 50

# Proposed ADU Addition

## 28 Draper Ave.

### Plot Plan

- Z-0 Zoning Worksheet
- Z-1 Zoning Site Plan / 1st Floor Plan
- Z-2 Zoning Basement & 2nd Floor Plan
- Z-3 Zoning Elevations - Front
- Z-4 Zoning Elevations - Left
- Z-5 Zoning Elevations - Rear
- Z-6 Zoning Elevations - Right

Revisions	
No.	Date
2	
3	
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43 of 50



Zoning Worksheet			
District	R1		
	Required	Actual	Proposed
1st Floor SF		1027 / 400 SF = 1427 SF	1301 SF
2nd Floor SF		946 / 275 SF = 1221SF	1225 SF
3rd Floor SF		230 SF	230 SF (No Change)
Total		2878 SF (Including Barn)	2756 SF
Min. Lot Size	6000 S.F.	5280 SF	
Min. Lot Frontage	60 Ft.	60 Ft.	No Change
Min. Front Yard	25 Ft.	14.3 Ft.	No Change
Min. Side Yard	10 Ft.	15.3 Ft. / 15.4 Ft.	10.35 Ft. / 25'
Min. Rear Yd.	17.6 Ft.	26 Ft. / .75 Ft.	17.6 Ft.
Max. Hgt.	35 Ft. / 2.5 Stories	31.6 Ft.	No Change
Landscaped Open Space	10% (528 S.F.)	47.8 % (2,525 S.F.)	49.5 % (2,615 S.F.)
Usable Open Space	30% (1,584 S.F.)	0 %	15.2% (800 S.F.)
Max. Lot Coverage	35% (1,848 S.F.)	33.9% (1,789 S.F.)	31.4% (1,659 S.F.)
8.1.3.D	Accessory Dwelling Unit		

28 Draper Ave.  
Arlington, MA

Z-0

Project No.: 2405.01  
Date: 25-03-19  
Scale: 1/8" = 1'-0"

Revisions

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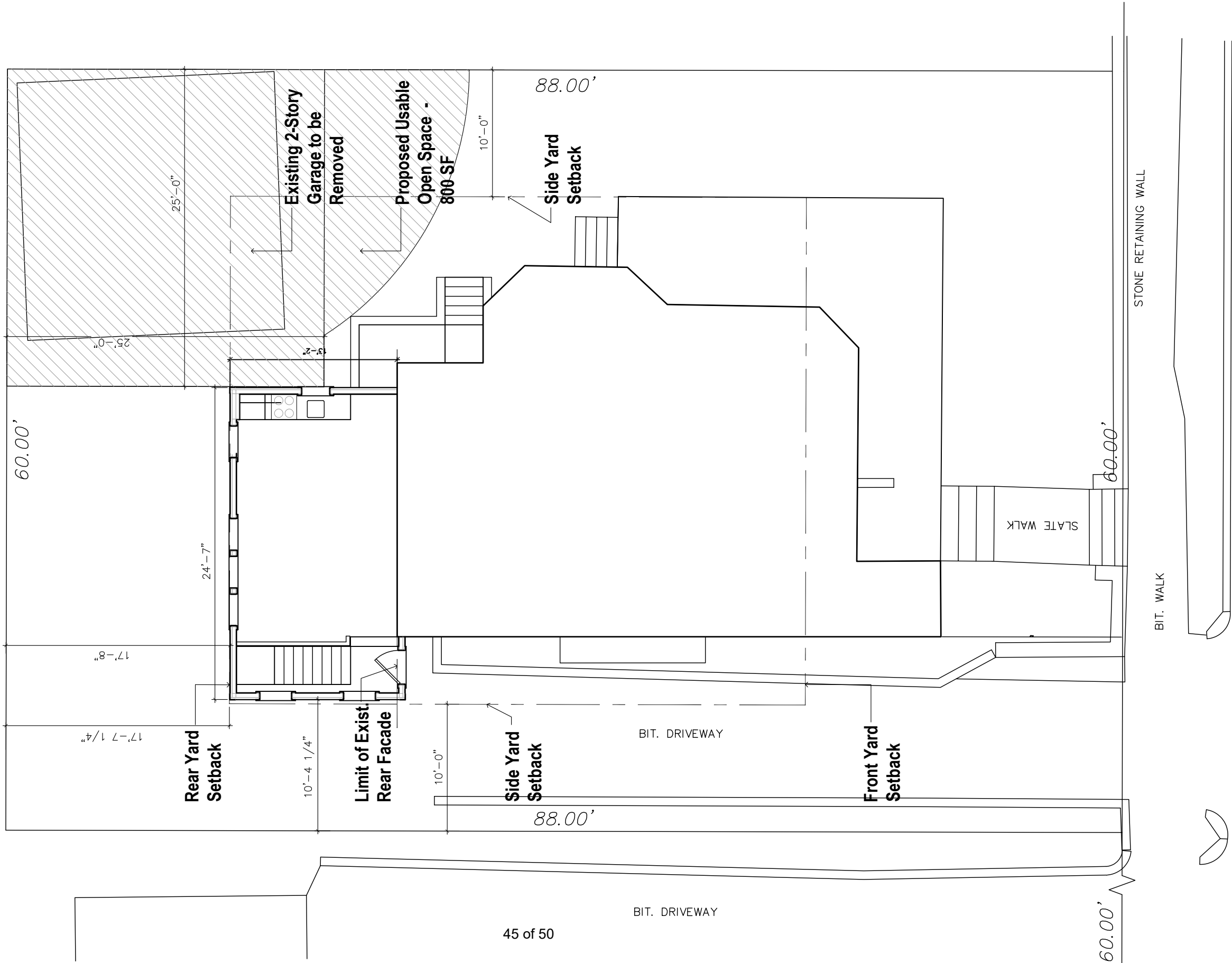
Zoning Worksheet

John Lodge Architects  
56 Aberdeen Ave.  
T: 617.308.3037  
E: JohnLodgeArchitects.com

John Lodge Architects

Cambridge, MA 02138



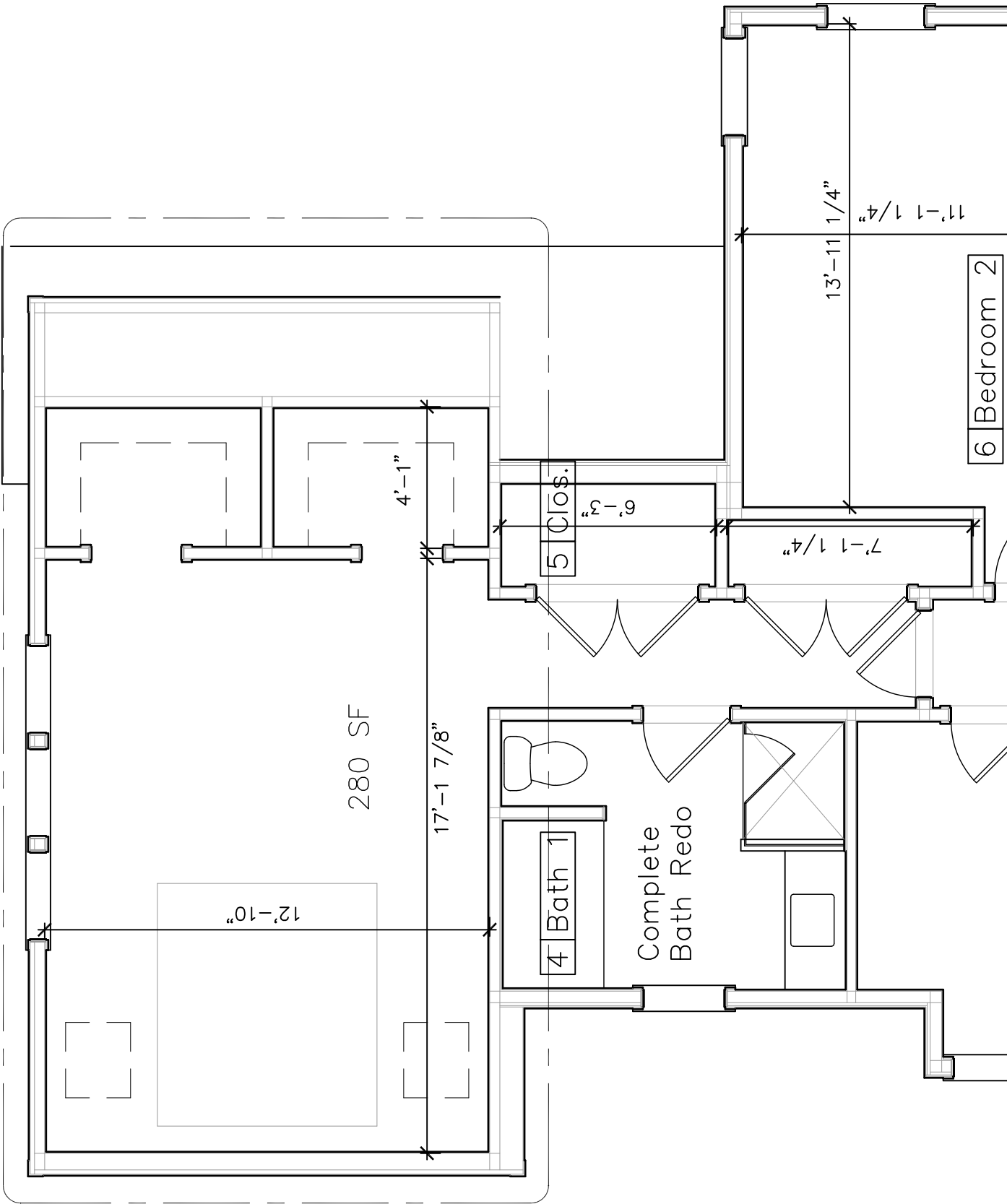


DRAPER AVENUE  
(PUBLIC - 40' WIDE)

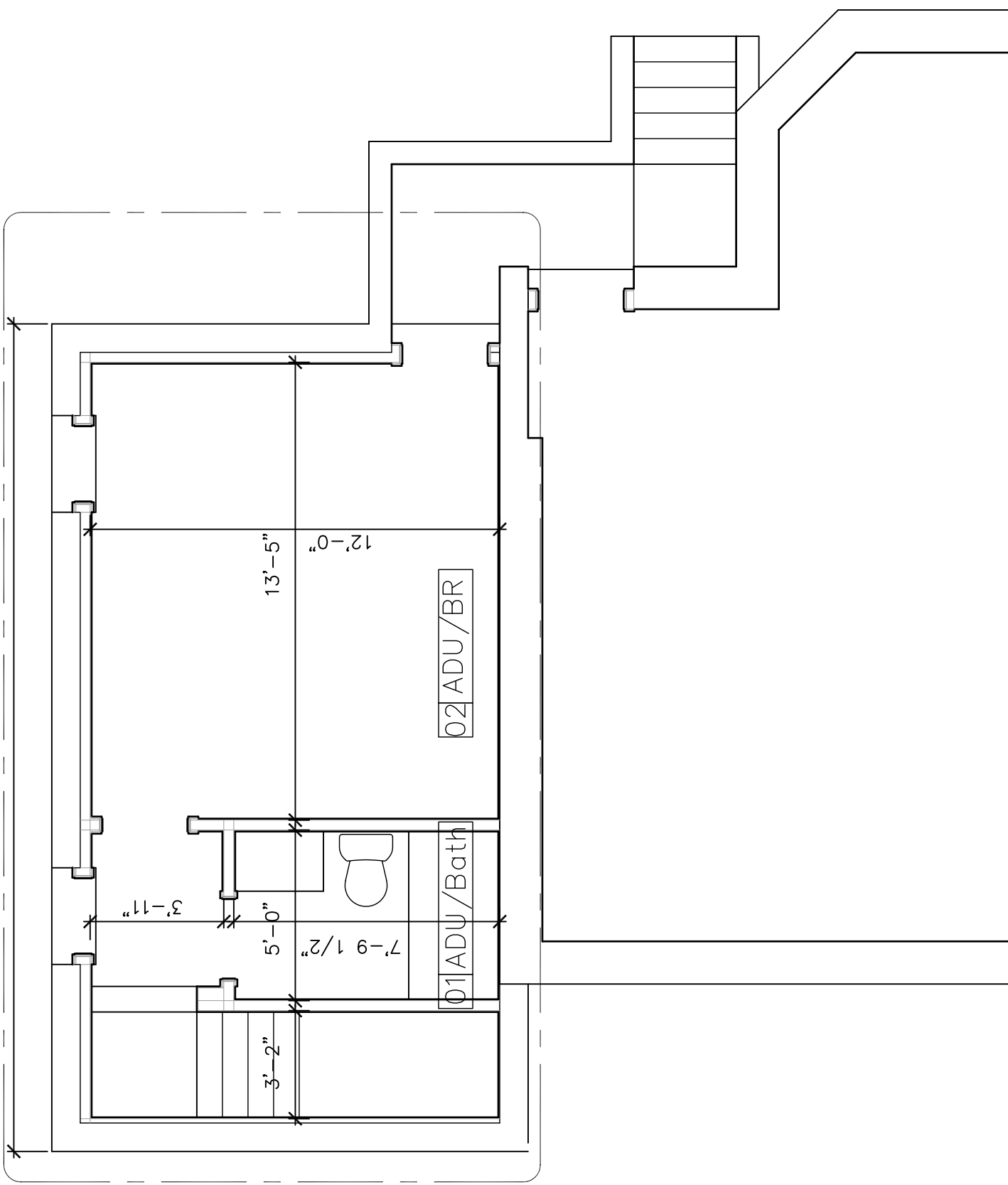
Revisions	
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Project No.: 2405.01  
Date: 25-03-19  
Scale: 1/8" = 1'-0"

Zoning Site Plan



2nd Floor Plan



Basement Plan



Proposed ADU  
Addition

Revisions	
No.	Date
1	
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Project No.: 2405.01  
Date: 25-03-19  
Scale: 1/4" = 1'-0"

ADU Addition-  
Rear Elevation



Proposed ADU  
Addition

Revisions	
No.	Date
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Revisions	
No.	Date
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3	
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6	

Project No.: 2405.01  
Date: 25-03-19  
Scale: 1/4" = 1'-0"

**ADU Addition-  
Rear Elevation**



**Proposed ADU  
Addition**

**John Lodge Architects**  
56 Aberdeen Ave.  
T: 617.308.3037  
E: jlm@JohnLodgeArchitects.com  
Cambridge, MA 02138

**ADU Addition-  
Left Elevation**

Project No.: 2405.01  
Date: 25-03-19  
Scale: 1/4" = 1'-0"

Revisions	
No.	Date
1	
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**28 Draper Ave.  
Arlington, MA**

**Z-6**